Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/01/15 17:01 3 pgs
Fees:18.00 Taxes:832.50
20150401-0028461

39-B
File #15-1063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Valentine Adams, and wife, Joan Doris Adams, sole heirs at law of Christopher Edward John Adams** hereinafter called the **Grantor**, have bargained and sold, and by these presents does hereby transfer and convey unto **Will Montgomery, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 37, Park Green Condominiums, as shown on Plat of record in Plat Book 6250, Page 253, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Edward John Adams by Warranty Deed from Shannon L. Largen, formerly known as Shannon L. Smith, and her spouse James B. Largen, dated March 31, 2008 and of record as Instrument No. 20080424-0042022, Register's Office for Davidson County, Tennessee. The said Christopher Edward John Adams having since died intestate on November 2, 2014. The undersigned John Valentine Adams and Joan Doris Adams are the parents and sole heirs at law of said Christopher Edward John Adams.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 133 Matthew Lane, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2015.

John Valentine Adams by Attorney-in-Fact
John Valentine Adams
By: Steven K. Wood, Attorney-in-Fact

Joan Doris Adams by Attorney-in-Fact
Joan Doris Adams
By: Steven K. Wood, Attorney-in-Fact

State of Tennessee
County of Davidson

On this the 30th day of March, 2015, before me personally appeared Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Valentine Adams and acknowledged that Steven K. Wood executed the same as the free act and deed of John Valentine Adams.

Notary Public

My commission expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this the 30th day of March, 2015, before me personally appeared Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joan Doris Adams acknowledged that Steven K. Wood executed the same as the free act and deed of Joan Doris Adams.

Notary Public

My commission expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

Ashley Reiss
Affiant

Sworn and subscribed before me on this the 30th day of March, 2015.

Notary Public

My Commission Expires: 6.26.16

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NEW OWNER:
Will Montgomery
110 Yorktown Road
Franklin, TN 37064

RESPONSIBLE FOR TAX PAYMENT:
SWBC Mortgage Corporation
9311 San Pedro Avenue, Ste.100
San Antonio, TX 78216

TAX MAP-PARCEL #:
117-7-0-3700

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

